

Ensuite
9'4" x 3'4" (2.87m x 1.03m)

Bedroom

12'8" x 9'3" (3.87m x 2.84m)

Bedroom

7'2" x 6'5" (2.19m x 1.98m)

Dressing Room

13'0" x 9'4" (3.97m x 2.86m)

Bedroom

7'2" x 5'8" (2.19m x 1.73m)

Landing

(7.4 × 5.4) (2.24 × 1.65)

Utility Room

17'1" x 12'7" (5.22m x 3.84m)

Kitchen

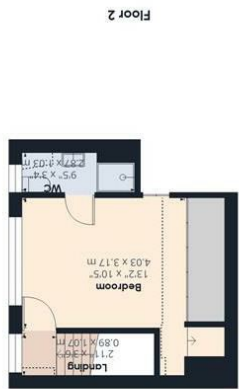
11'1" x 10'5" (3.40m x 3.19m)

Dining Room

12,9" x 11,10" (3.91m x 3.61

Cloakroom

Hallway



Area	Approximate total area ^m	Reduced headroom
1394.12 ft ²	129.52 m ²	38.12 ft ²
3.55 m ²		

Approximate total area



Offers In Excess Of £475,000 Freehold

PROPERTY TYPE House - Semi-Detached
BEDROOMS 4
RECEPTION ROOMS 2
BATHROOMS 2
EPC RATING C
COUNCIL TAX BAND D



A substantially extended four bedroom semi detached family property, situated in a highly desirable location.

The accommodation comprises entrance hall, W.C., lounge, dining room, an extended kitchen with utility room and a conservatory.

To the first floor are three good size bedrooms and a much larger than average family bathroom.

The loft has been converted to provide a spacious bed with en suite shower room.

Outside, boasts generous gardens to the rear backing onto the school playing fields, a brick built garage and off street parking to the front.

A prompt internal viewing is highly recommended.



the location

Ideally located for local amenities including Doctors surgery and local junior and senior schools, Gover Road playing fields and access to the cycle track, and the lovely wooded walks of Hencliffe/Hanham woods are at the end of the road. The facilities of Hanham High Street are a short walk and the more comprehensive leisure and shopping facilities of Longwell Green district centre, with leisure centre, cinema and retail shops, including Marks and Spencers and Costa Coffee, are also a short distance away. Bristol 3.7 miles Bath 8.7 miles

just a thought...

A versatile and adaptable property ideal for the growing family or home workers and within easy reach of sought after local schools.

Substantially extended home